

01-11351

7A 38-15968

53961

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MARY E. SIMMONS, an estate in fee simple

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BERTHA M. JEPSEN, a single woman

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Tract 21 EXCEPT the East 100 feet, INDEPENDENCE TRACTS, in the County of Klamath, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except, easements or restrictions on record, common to the area or apparent on the face of the land

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ~~XXXXXX~~ shall not appear on this instrument.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 9th day of AUGUST, 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath } ss.
AUGUST 9, 1978

Personally appeared the above named Mary E. Simmons

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Notary Public for Oregon
My commission expires: 3/30/81

STATE OF OREGON, County of } ss.
Personally appeared

and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: Notary Public for Oregon
My commission expires:

Mary E. Simmons
3093 Lodi
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Bertha M. Jepsen
815 MOORE
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
KLAMATH FIRST FEDERAL

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Bertha M. Jepsen
KLAMATH FIRST FEDERAL
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of

I certify that the within instrument was received for record on the 9th day of AUGUST, 1978, at 4:01 o'clock P.M., and recorded in book 278 on page 1070 or as file/reel number 53961

Record of Deeds of said county.
Witness my hand and seal of County affixed.

By Recording Officer
Deputy